

# LEASE OR BUILD TO SUIT

Retail Space  
 Corner of El Camino Real & Del Rio  
 Atascadero

# ROSSETTI COMPANY

COMMERCIAL REAL ESTATE



## FEATURES

**Comments:** Prime signaled hard corner locations. Easy access from Highway 101 via Del Rio Road off-ramp.

**Location:** Northwest and Northeast Corner El Camino Real and Del Rio Road, Atascadero

**Type:** Vacant Land - Commercial

**Total size:** 1.2 +/- Acres NW Corner  
 11 +/- Acres NE Corner

**Zoning:** CR – Commercial Retail



## CONTACT

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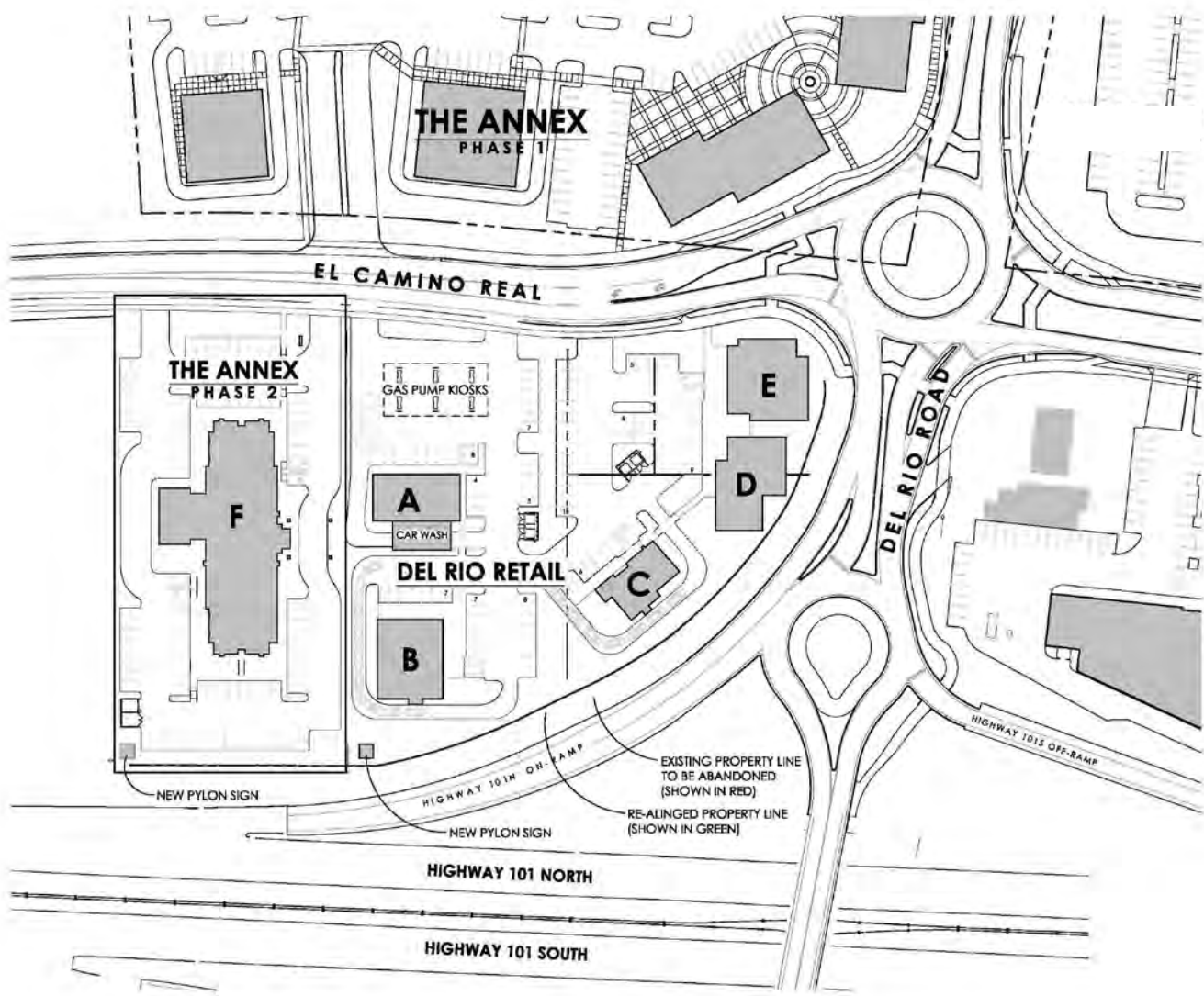
1301 Chorro Street | San Luis Obispo, CA 93401 | tel 805.544.3900 | www.rossetticompany.com

Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



# SITE PLAN – NW CORNER

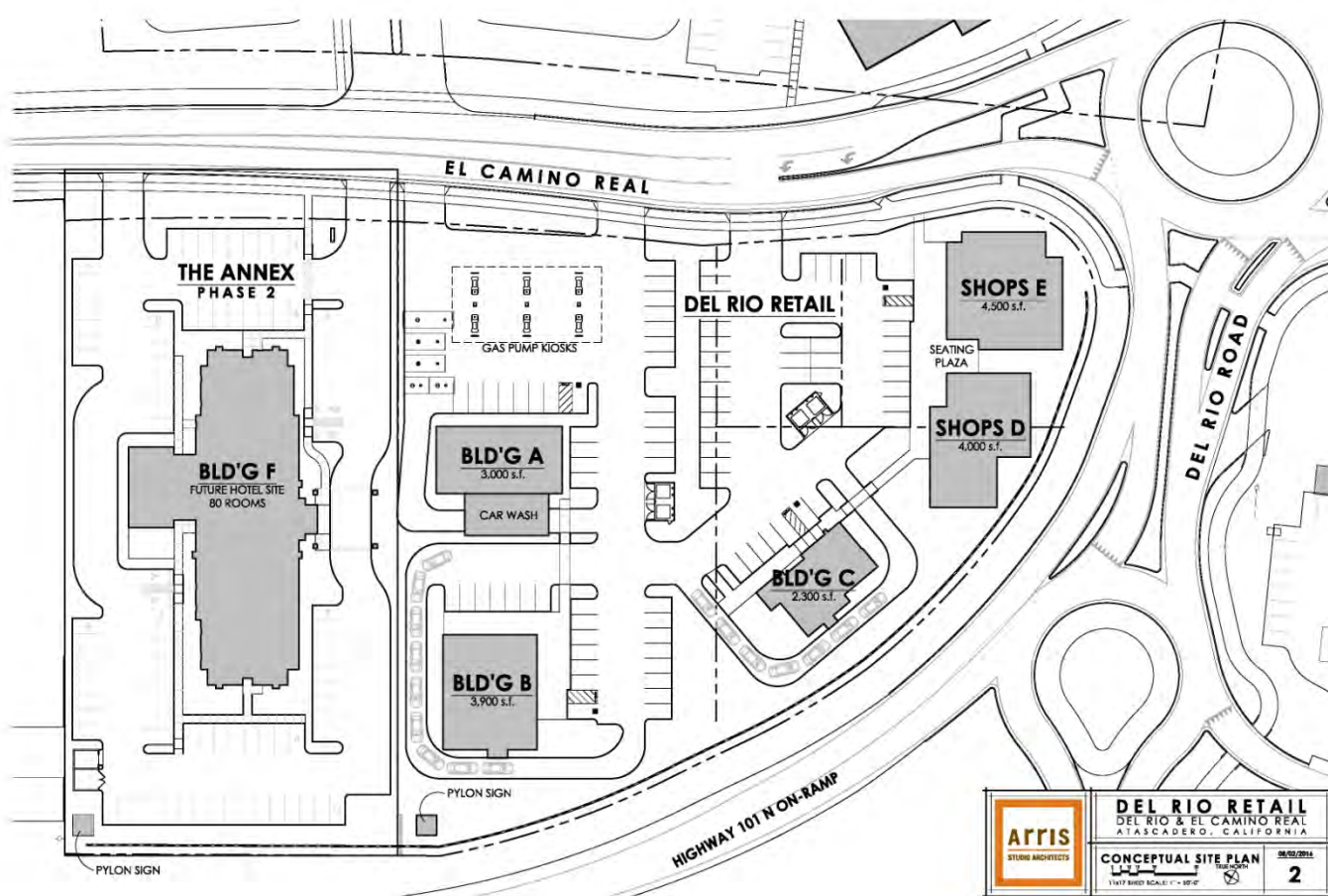
1920 El Camino Real  
Atascadero





# SITE PLAN – NW CORNER

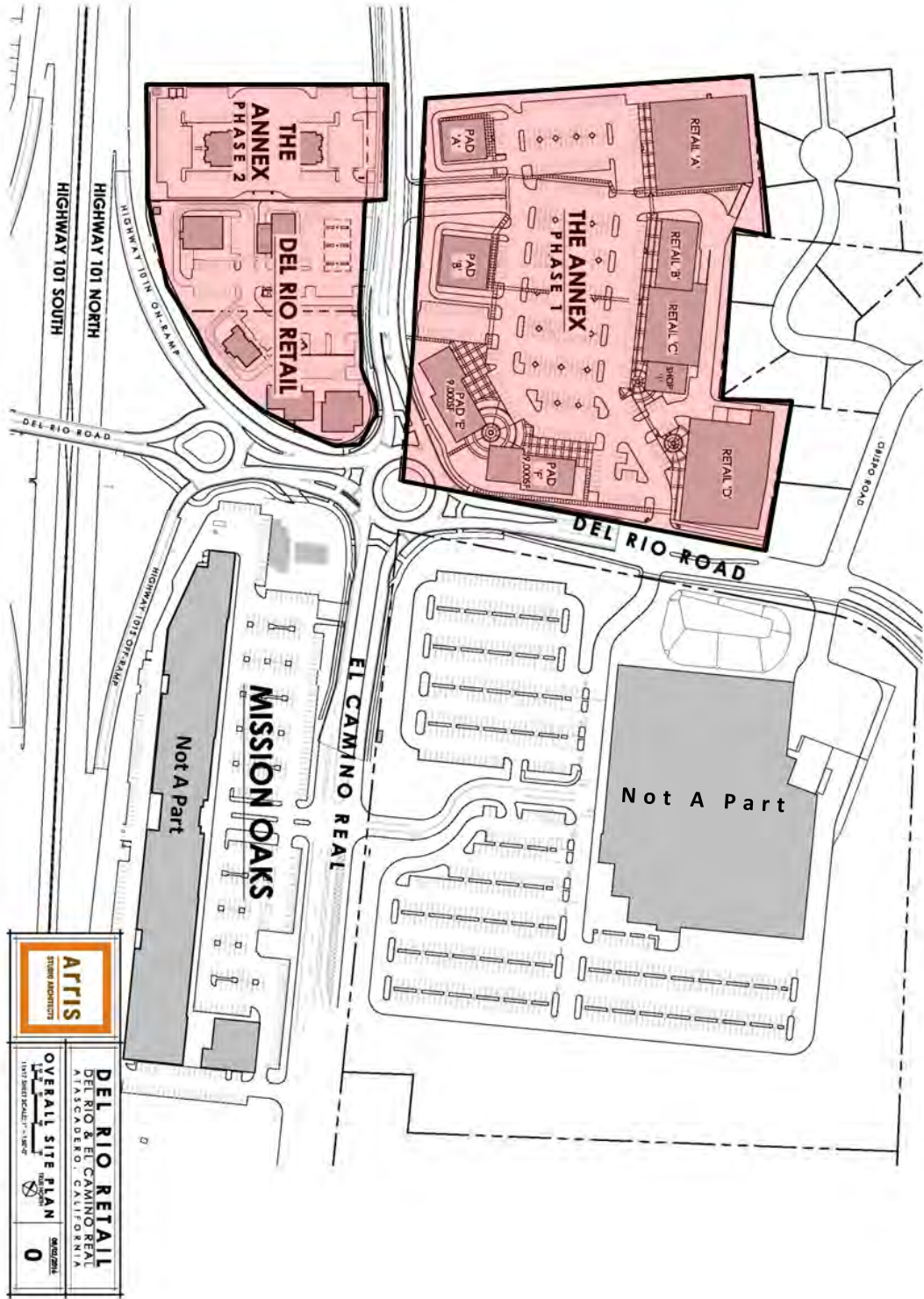
1920 El Camino Real  
Atascadero



 ARRIS STRONG ARCHITECTS	<b>DEL RIO RETAIL</b> DEL RIO & EL CAMINO REAL ATASCADERO, CALIFORNIA	
	<b>CONCEPTUAL SITE PLAN</b> 1920 EL CAMINO REAL, ATASCADERO, CA 93401	<b>SCALE</b> 1" = 20'

# SITE PLAN – NE CORNER

1920 El Camino Real  
Atascadero



<b>DEL RIO RETAIL</b> DEL RIO & EL CAMINO REAL ATASCADERO, CALIFORNIA	
<b>OVERALL SITE PLAN</b> 1:1000 (SHEET SCALE) - 11/2017	
SHEET NO. <b>0</b>	



# DEMOGRAPHICS

1920 El Camino Real  
Atascadero

Demographics	5-Miles	10-Miles	20-Miles
2010 Census Households	13,284	28,316	66,485
2015 Est. Households	13,678	29,542	68,813
2020 Proj. Households	14,163	30,915	71,615
2015 Est. Avg. HH Income	\$85,325	\$84,139	\$80,932

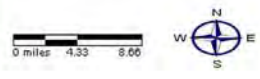
	5-Miles	10-Miles	20-Miles
2015 Est. Households by Household Type			
Family Households	9,697 (70.89%)	20,885 (70.70%)	41,156 (59.81%)
Nonfamily Households	3,981 (29.11%)	8,657 (29.30%)	27,657 (40.19%)



1920 EL CAMINO REAL  
ATASCADERO, CA 93422  
Coord: 35.514220, -120.698283  
Radius - See Appendix for Details

**Legend**

- ★ Point
- Interstate Highways
- US Highways
- State Highways
- Major Highways
- Major Roads
- Roads
- Railroads
- Landmarks
- Parks
- Hydrography
- Ports
- Block Groups
- Tracts
- MCD
- Area Zip Codes
- County
- Core Based Statistical Areas



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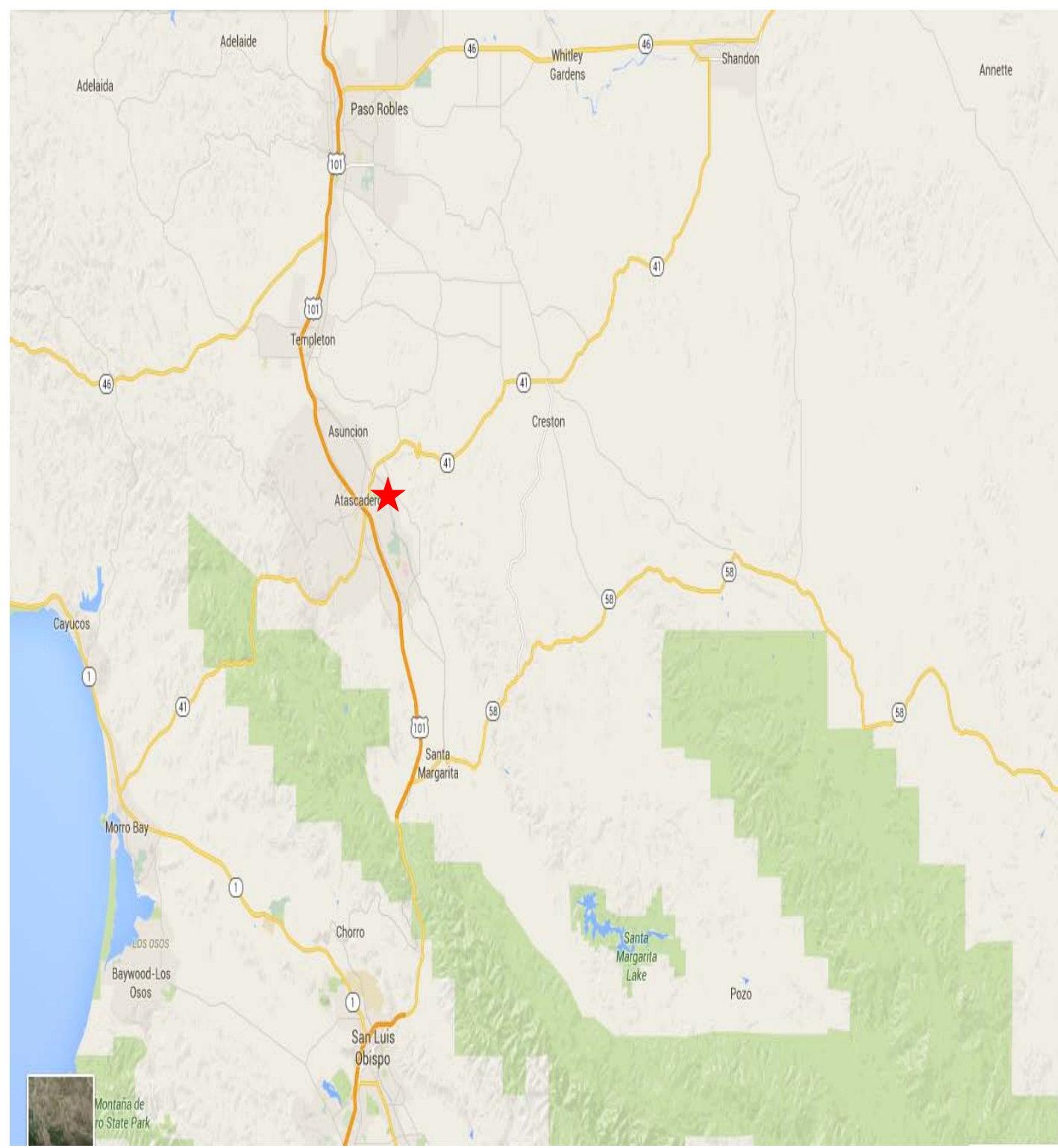
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# AREA MAP

1920 El Camino Real  
Atascadero

**ROSSETTI**  
**COMPANY**  
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